

APPROVED 11-14-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Special Meeting of the Planning & Zoning Commission meeting held on Thursday, October 20, 2016 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
James J. Giulietti
Theresa Ranciato-Viele
Edward M. Homa, Alternate, sitting for Ronald D. Penton, Vice Chairman
Richard E. Wilson, Alternate, sitting for Curtis D. Andrews, Secretary

MEMBERS ABSENT:

Ronald D. Penton, Vice-Chairman
Curtis D. Andrews, Secretary

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:03 p.m. Then, he introduced the Commissioners, town staff and the stenographer and stated that there were no changes to the agenda.

PUBLIC HEARINGS:

Mr. Wilson, Acting Secretary, read the call for the Public Hearing:

1. #P16-26 Site Plan Application of North Haven Housing Authority, Applicant & Owner, relative to 555 Pool Road, (Map 86, Lot 15). Plan Entitled: Temple Pine, 555 Pool Road, North Haven, Connecticut. Prepared by Schadler Selnau associates, P.C. Dated: September 07, 2016. Scale: 1"=20'. R-12/R-20 Zoning Districts.

Attorney John Lambert of 25 Trumbull Place, North Haven, continued presenting the application to permit the construction of fifty (50) new, affordable, age restricted dwelling units on this 3.31 acre North Haven Housing Authority owned property. He discussed the traffic study and addressed parking concerns. He stated that additional parking spaces have been added to meet the parking requirements.

Mr. Mark Fisher of TO Design, LLC described the modifications made to the site plan. He stated that the dumpster has been relocated to the rear of the site with buffer plantings and vegetative buffers are proposed along the northern property line. Also, the lighting has been modified to help prevent light trespass. The Commission asked questions and Mr. Fisher responded. Then, Mr. Christopher DeAngelis, Civil Engineer of Cabezas DeAngelis Engineers and Surveyors, described the modifications made to the drainage plan. Mr. Kermit Hua, P.E. of KWH Enterprises, LLC discussed the traffic study report and answered questions from the Commission.

The Commission asked further questions and Mr. DeAngelis, Mr. Bodwell, Town Engineer, Mr. Henry Schadler, Architect, and Mrs. Anne McKeon, Director of the North Haven Housing Authority, responded. Then, Mr. Lopresti, Chairman of the North Haven Housing Authority, and Attorney Lambert responded to questions regarding the traffic study, parking and the height of the proposed new building. Ms. Minnu Srinivasan answered questions regarding the architecture of the building and Mr. Lopresti, Mrs. McKeon and Mr. Schadler answered further questions from the Commission.

Mr. Carlson asked for public comment.

Public Comment:

1. Judy Amarone, 176 Maple Street, Branford, Director of the North Haven Senior Center, spoke in favor of the application. She feels North Haven is in desperate need of senior housing.
2. Marlene Tiedemann, 44 Temple Street, 27 year resident, stated that the traffic coming out of Aces School onto Pool Road is excessive. She also feels that the parking is not adequate and has concerns with the proposed plan for snow removal. She also has concerns with the lack of privacy and feels elderly housing should not be located in a residential area. She stated that there is still too much to consider before approving this application.
3. Phyllis Kirby, 536 Pool Road, 31 year resident, submitted photographs of flooding in the neighborhood as Exhibit 1. She has concerns with flooding on Pool Road and Temple Street and feels this project will increase drainage issues. She feels the parking is inadequate and has traffic safety concerns. She is also concerned with the welfare of the neighborhood and feels this location is not appropriate for this project.
4. Debbie Murray, 37 Robin Court, lives behind the proposed project and feels the building is too high. She also has concerns with traffic safety and the placement of the dumpster and stated that her property floods.

5. Lisa Leamon, 47 Temple Street, abuts the Temple Pines property and feels this project is too large for this area. She also has concerns with traffic safety, flooding, and noise from increased traffic and when the dumpster has to be emptied. She stated that there is no adequate buffer and taking down trees will further decrease her privacy. She feels that there is enough senior housing in this area and this project will decrease the value of her home. She feels this proposed building is located too close to ACES School and asked the Commission to deny this application. She also asked for an explanation of how this project will generate enough money to pay off debt and stated that, financially, this just doesn't make sense.
6. M.J. Davenport, 571 Pool Road, submitted photographs of Temple Pines and the neighborhood as Exhibit 2. She feels the proposed building is too high and does not conform to the neighborhood. She has parking and traffic safety concerns. She stated that it floods in front of her driveway and is concerned that this project will decrease the value of her home. She stated that if she was aware of this project, she would not have purchased the house. She is also concerned with this neighborhood becoming overly developed.
7. Randolph Buccelli, 51 Temple Street, has concerns with property values decreasing and feels this proposed building is too large and not appropriate for this area.
8. Carol Geleneau, 37 Temple Street, has concerns with pedestrian and vehicle traffic and having no sidewalks on Temple Street.
9. Dottie Kennedy, 570 Pool Road, has concerns with traffic safety and with snow removal from the site being pushed along the front her property.
10. Scott Leamon, 47 Temple Street, has concerns with the proposed drainage system and contamination. He feels the parking is not adequate. He stated that the affordable housing aspect of the project is not worth ruining property values and feels other options should be looked at. He asked the Commission not to approve this project because it is not appropriate for this neighborhood. He also has concerns with the loss of trees and stated that vehicle lights flashing on his house is already an issue. He also feels the building is too high and stated that this project is not a healthy proposal for this neighborhood. He also has concerns with the traffic report that was recently submitted and asked to extend the public hearing in order to review new information.
11. Pam Trepanier, 265 Bassett Road, stated that her rear yard abuts Temple Pines and she has concerns with lighting and noise from when the dumpster has to be emptied. She also has concerns with flooding and traffic. She asked the Commission to deny this application because she feels this project is too big for the neighborhood.
12. Scott Donaldson, 43 Temple Street, has concerns with flooding. He stated that the the proposed building is too high and it does not conform to the neighborhood. He also has traffic safety concerns and feels the noise from the dumpster being emptied would affect him. He also has concerns with snow creating flooding issues on his property. He stated that the loss of trees will leave him with no buffer from I-91. He feels this project is not appropriate for this neighborhood.
13. Diane Davenport, 118 Quigley Road, Wallingford, explained that her daughter lives at 571 Pool Road and she has traffic safety concerns when she visits. She also stated that this project does not fit in with the neighborhood and that there was not enough notice of prior meetings.

14. Paul Murray, 37 Robin Court, asked about renovating the other senior centers and stated that he lives near the proposed project and would have to look at this large building.
15. Mark Ciak, 196 Pool Road, feels this project will affect property values all the way down Pool Road.

Attorney Lambert, Mr. Hua, Mr. Lopresti and Mr. DeAngelis responded to the public comment and further questions from the Commission.

BREAK: 10:07 – 10:21 PM

Mr. Carlson asked the Commission and town staff if they had any further questions. There being no further questions, the Public Hearing was closed.

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P16-26 Site Plan Application of North Haven Housing Authority, Applicant & Owner, relative to 555 Pool Road.

Mr. Carlson moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – nay Giulietti – nay Ranciato-Viele – nay Homa – nay Wilson - nay

The application was denied due to the health, safety, and welfare of the public.

OTHER: None

EXTENSIONS: None

BONDS: None

CHANGE OF USE: None

CORRESPONDENCE: None

MINUTES: None

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 10:33 PM.